

# **TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

## **AUGUST 1987**

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**Adopted by Mayor and Council - August 3, 1987 - Resolution 14130**

### **FORMAL ACTION**

Mayor and Council:  
August 3, 1987 - Resolution No. 14130 (Adoption)

### **HEARINGS**

Mayor and Council  
August 3, 1987

Planning Commission  
July 3, 1987

**Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.**

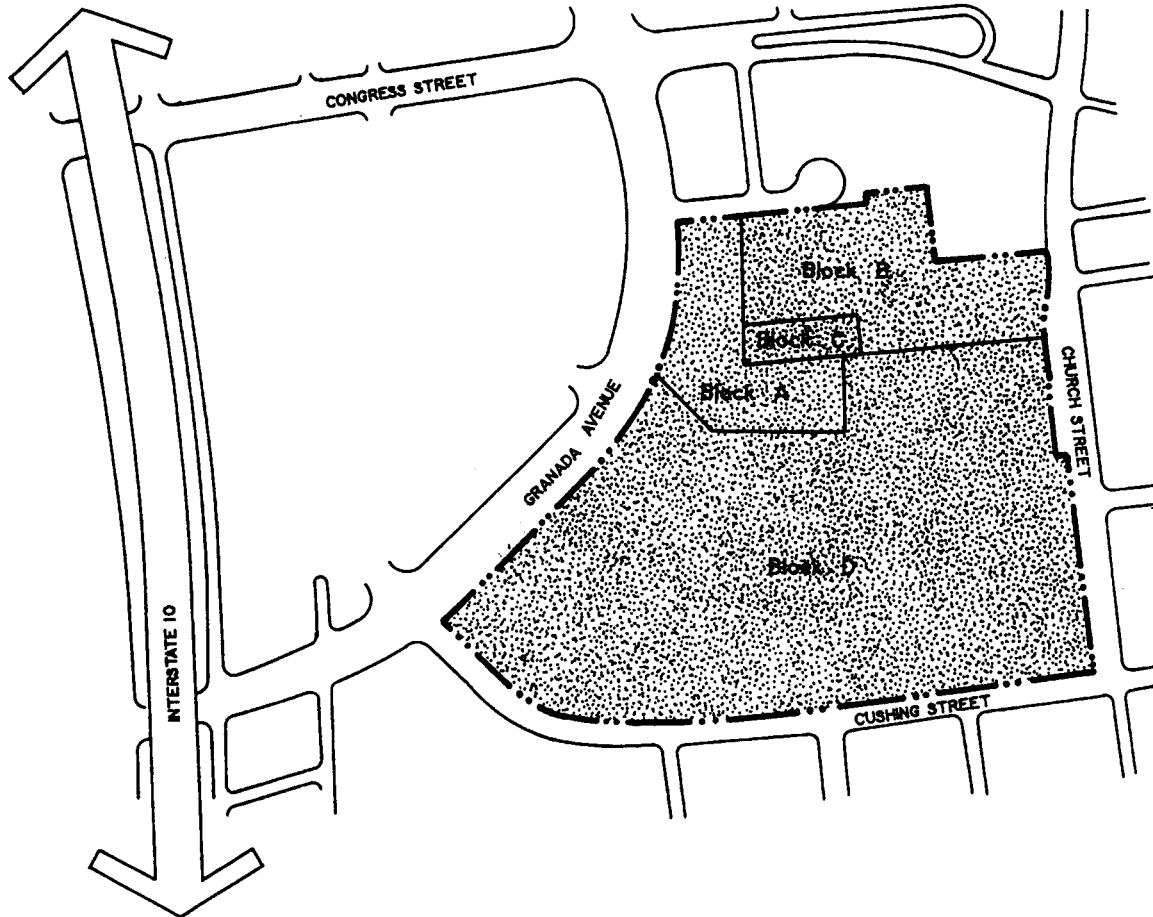
# **TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT**

## **TABLE OF CONTENTS**

	Page
I. INTRODUCTION	
A. Location .....	1
B. Goals and Objectives .....	1
C. Purpose and Intent .....	3
D. Definitions .....	3
II. SPECIFIC DEVELOPMENT PLAN	
A. Development Concept	
1. Land Use .....	5
2. Access/Circulation .....	6
3. Landscape Concept .....	9
4. Infrastructure .....	9
5. Phasing .....	12
B. Site-Specific Performance/Development Standards .....	14
III. PLANNING AREA IMPLEMENTATION	
A. Design Guidelines .....	18
B. Implementation Plan and Procedures	
1. Proposed Changes to Zoning Ordinances .....	23
2. Plat/Development Plans .....	24
3. Site Improvements/Public Utility Regulations .....	26
C. Consistency/Amendment Procedures .....	26
IV. APPENDICES	
A. Development Area Context - Exhibit G .....	29
B. Legal Description .....	30
C. Bibliography .....	46

COMMUNITY CENTER - LIST OF EXHIBITS

	Page
1. Location Map Exhibit A .....	2
2. Land Use Concept Plan Exhibit B .....	7
3. Illustrative Site Plan Exhibit C.....	8
4. Circulation Plan Exhibit D.....	10
5. Landscape Concept Plan Exhibit E .....	11
6. Conceptual Phasing Plan Exhibit F .....	13
7. Development Area A .....	14
8. Development Area B .....	15
9. Development Area C .....	16
10. Development Area D .....	17
11. Development Area Context Exhibit G .....	29



## Planned Area Development Areas and Primary Uses

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- A. Hotel
- B. Music Hall and Theatre
- C. Historic Landmark (Fremont House)
- D. Convention Facility

This lot and/or block information is only periodically updated and is provided for subdivision reference only.

Tucson Community Center  
Planned Area Development

Subdivision Block Numbers  
and Location Map

## ***Profile***

The *Tucson Community Center (TCC)* consists of approximately 33 acres located between Granada Avenue and Church Avenue and between Cushing Street and Congress Street.

## ***Purpose***

The *TCC Planned Area Development* is an updated development guide designed to reflect the changing condition in market, convention trends, and economic development goals all of which have necessitated the future expansion of the *Community Center*.

## ***Plan Background***

There is a long history of planning efforts that have taken place in the Central Business District (CBD). While these efforts encompassed land parcels in the CBD, the primary objective of most of the efforts was to provide a physical land use and a functionally supportive link throughout the CBD.

Following are several of these efforts:

- *Urban Renewal Plan*
- *Pueblo Center Redevelopment Project (1965)*
- *Tucson Community Center Planned Area Development (1987)*

In sorting these efforts in order, an *Urban Renewal Plan* was adopted and covered the CBD area. An *Urban Renewal Plan* was the necessary management and regulatory tool to serve as an umbrella, whereby "Project" plans were prepared to create significant redevelopment opportunities and address issues unique to specific areas targeted for redevelopment.

One of the significant "Projects" undertaken was the *Pueblo Center Redevelopment Project*. It covered parcels east of the Interstate between Washington Street and Cushing Street (14th) and between Stone/Convent and Granada Avenues. Its primary focus was the development of the Governmental Complexes at Alameda Street and Main Avenue and at Cushing Street and Convent Avenue and construction of the *Tucson Convention (Community) Center (TCC)*. The *TCC* was conceived in 1965, when the City of Tucson commissioned a land utilization/marketability study, which recommended the construction of a music hall, arena, and exhibition hall.

*Pueblo Center* provided the essential development guidelines, facilitating the near build-out of the area through its 20-year operative period until it expired in 1985. Completion of the area occurred as a result of the *Plan* with the most recent construction of the Fire/Police Building and expansion of the *Convention Center*.

As demand for use of the *Center* spread to the regional district, a market analysis supported expansion of the *Center*. The *Tucson Community Center Planned Area Development* was then drafted to detail a two-phase concept for the expansion emphasizing project design, landscaping, pedestrian linkages through the project as well as connections to the Central Business District, adjacent neighborhoods and the proposed Arts District. Since the *Center* began attracting the broader market and providing for multi-purpose events, the name was changed from "*Community Center*" to "*Convention Center*".

I

INTRODUCTION

The *Tucson Community Center Planned Area Development*, hereinafter is referred to as the "*Plan*", and is prepared in accordance with the City of Tucson *Land Use Code (LUC)*.

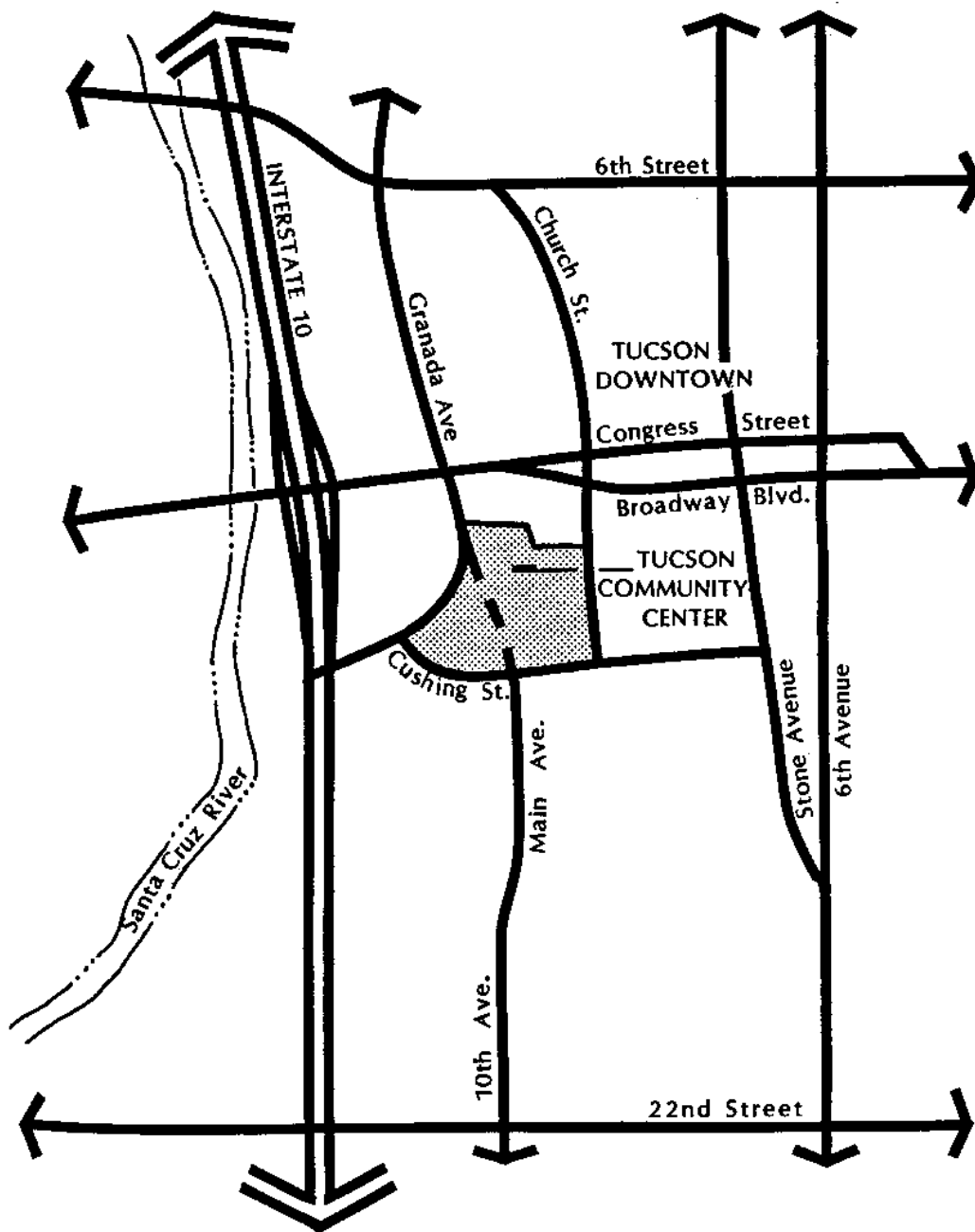
A. The *Plan* area was originally included in the *Pueblo Center Redevelopment Project*, adopted November 8, 1965, which was later amended and superceded by the *Rio Nuevo - Downtown West Component*), adopted September 10, 1979. The *Tucson Community Center Planned Area Development* is not intended to supercede the *Rio Nuevo - Downtown West Component*, but is rather an updated development guide that reflects changing conditions. Changes in the market, convention trends, and economic development goals have necessitated the current and future expansion of the *Community Center* as provided for in the *Planned Area Development*.

B. Goals and Objectives

Several objectives have been defined to guide future developments of the area and create a mix of land uses which will be harmonious in their setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating an activity center, the project objectives include the following:

1. Land Use Objectives

- a. Utilize presently vacant and/or under utilized land and existing infrastructure located at the gateway to the downtown area along I-10.
- b. Develop land uses logically on the property (considering clustering, massing, and intensity), and orient to a pedestrian scale by providing outdoor plazas/assembly areas and linkages to achieve continuity of design and establish a sense of identity.
- c. Establish a distinct urban character by employing a variety of architectural treatments while maintaining a consistent overall design theme, and by assuring continuity through coordinated landscaping, signage, street furniture, and lighting.
- d. Assure compatibility of new development with the existing historic barrios, historic district neighborhoods, and the Downtown Arts District by using setbacks, variations in building height, compatible land uses, and by providing visual and pedestrian linkages.
- e. Enhance the economic base of the City of Tucson with the expansion of *Tucson Community Center*.
- f. Create a functionally and aesthetically integrated development that enhances the image of the City.



**Exhibit A**  
**Location Map**



2. Relationship of the Plan to Local Objectives

- a. Conformance with the *General Plan*, *General\* Plan*, and *Major Streets and Routes Plan* for the City of Tucson with respect to land use and thoroughfares.
- b. Conformance to and furtherance of the policies of the *Inner City Revitalization Study*, adopted 1974, *Plan for Downtown Tucson*, 1978, *Old Pueblo South Community Plan*, 1979, and *Rio Nuevo-Downtown West Component*, 1979.

C. Purpose and Intent

The most suitable control mechanism to implement development in the *Tucson Community Center* is the *Planned Area Development*, which serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of the City's adopted *General Plan Land Use Element*.

The *Tucson Community Center Planned Area Development* establishes the type, location, intensity and character of development to take place. It functions as a general blueprint for future development, a site specific document focusing on the physical characteristics of the site and the development standards which will guide development within the *Plan* area.

The primary objective of the *Tucson Community Center Planned Area Development* is to implement the City's *General Plan* through the translation of the City's broader development policies into design concepts and development controls tailored to the *Plan* area. All City policies, standards, criteria and procedures are incorporated by reference into this *Planned Area Development*, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document.

D. Definitions

The terms and definitions used in this *Plan* shall mean those defined in the City of Tucson *Land Use Code (LUC)*, with the following exceptions:

Building. Any structure or building for the support, shelter, or enclosure of persons, or property of any kind, including accessory/maintenance facility.

City. The City of Tucson, Arizona.

Commercial. A classification including restaurant, personal and business services, retail sales, entertainment, recreational, and cultural uses.

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\* The *General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "*Comprehensive Plan (CP)*" was changed to the "*General Plan*" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

Community Center Facilities. A public gathering place where conventions, consumer/trade shows, meetings and banquets, community activities, indoor/outdoor public assemblies and entertainment can occur.

Developer. An individual or entity who acquires or leases development areas in the *Tucson Community Center Project* for the purpose of developing in accordance with the *Plan*.

Development Areas. Development parcels "A through D" as described on the *Land Use Plan* to which specific land uses and regulations, including other applicable City codes, governing their development have been applied.

Development Plan. A document which shall provide the information necessary for City of Tucson review and approval and shall include plans for the location of buildings, energy conservation, parking areas, traffic circulation, landscaping, elevations, areas and treatment of refuse collection, fire hydrant locations, site drainage and utility easements. The site plan shall conform in all basic aspects to the *Planned Area Development*, and, when approved, shall authorize the development of the site. Applications of City permits shall be reviewed for appropriate City code compliance, including but not limited to building permits, sign permits, grading permits, road and parking lot permits and certificates of occupancy shall be issued by the City if the application conforms to the approved site plan.

Entertainment. An activity which offers amusement or diversion, such as live or recorded performing arts, and typically can be found in a nightclub or lounge.

Floor Area. The sum of the gross horizontal areas of the several floors of all buildings, including accessory buildings on a lot measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and shall include elevator shafts and enclosed stairwells at each story, floor space with structural head-room of six feet, six inches or more used for mechanical equipment, penthouses, attic space, interior balconies, mezzanines and enclosed porches, but shall not include any interior space used for parking, loading, lobbies, galleries, atriums, service areas, or cafeteria/kitchens.

Floor Area Ratio. The result of dividing the floor area of a building (in square feet) by the square footage of the development area or parcel on which it is to be constructed.

General Plan. The City of Tucson *General Plan*.

Hotel. An establishment that provides primarily lodging and which may contain ancillary convention facilities, dining, entertainment, specialty retail, recreational facilities and personal services for the public.

Office. A place where professional or semi-professional services are provided, or a particular kind of business is transacted. Support retail functions such athletic clubs, pharmacies, and restaurants, not to exceed 25 percent of the gross floor area, are permitted

as secondary uses. Banks, savings and loan institutions, and brokerages, campus/garden office and corporate office are permitted uses.

Owner. Any individual or entity owning real property within the *Tucson Community Center Project*.

Plan. The *Planned Area Development* for the *Tucson Community Center Project*.

Project. The *Tucson Community Center Project*.

Restaurant. A public eating place, indoors or outdoors, which may allow service of alcoholic beverages and provides entertainment.

Site Area. The land area in acres or square feet within the boundaries of a development area or parcel.

## II

### SPECIFIC DEVELOPMENT PLAN

#### A. Development Concept

##### 1. Land Use

The *Tucson Community Center*, as shown on Exhibits B and C, *Land Use Concept Plan* and *Illustrative Site Plan*, includes numerous uses which are oriented to the expansion of the Community Center. The *Plan* specifies the integration of these uses into an "activity block" where conventions, consumer fairs, meeting/banquet facilities, hotel uses, community activities, indoor/outdoor public assembly and entertainment uses can be accommodated.

- Development Area A includes the construction of a hotel with associated restaurants and entertainment facilities, retail shops, and parking garage.
- Development Area B specifies the continuance of the existing Music Hall, Theatre, and landscape plaza uses.
- Development Area C indicates the ongoing preservation of the Fremont House and grounds for historical purposes, including additional historical exhibits.
- Development Area D identifies the expansion of the *TCC Convention Facility* to include 250,000 SF of convention/exhibit hall, 100,000 SF of banquet/meeting rooms and necessary service facilities.

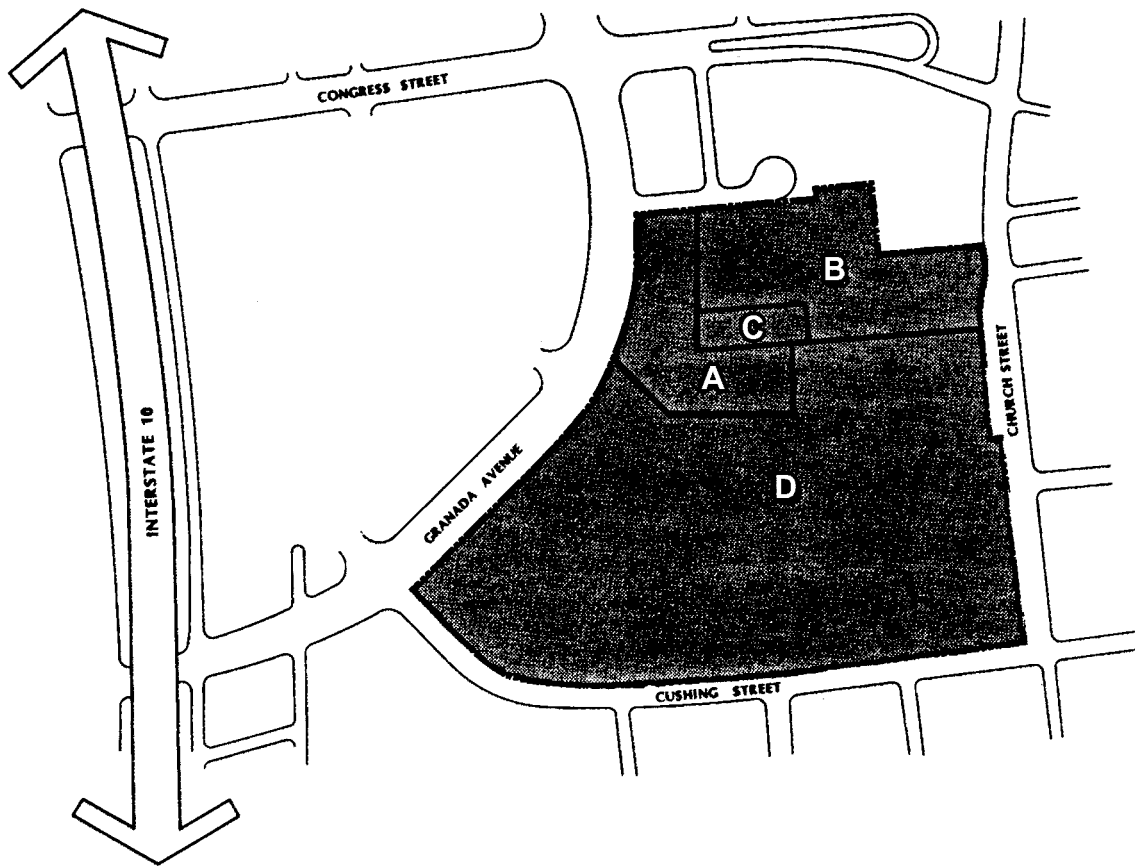
All development areas are subject to site development design guidelines and performance criteria, per Section IIB.

2. Access/Circulation

Numerous arterial and collector streets presently access the *TCC* site. Most importantly is Congress Street (120-foot right-of-way arterial), which serves as the gateway to downtown from I-10. The *Plan* reflects the future realignment of Granada Avenue (120-foot right-of-way collector) to connect to the Clark Street underpass at I-10. This realignment provides a major entry point to *TCC* directly from the freeway and also directs traffic away from existing residential neighborhoods to the south. Cushing Street (64-foot right-of-way collector) will be extended to the future alignment of Granada Avenue. Church Street (85-foot right-of-way collector) will serve as a major access point on the eastern side of the project (Exhibit D). The above rights-of-way are the minimum established by the *Major Streets and Routes Plan*. Intersection widenings may be required after review of detailed site plans.

The vacated right-of-way portion for Granada Avenue will be included in the *Plan* boundaries.

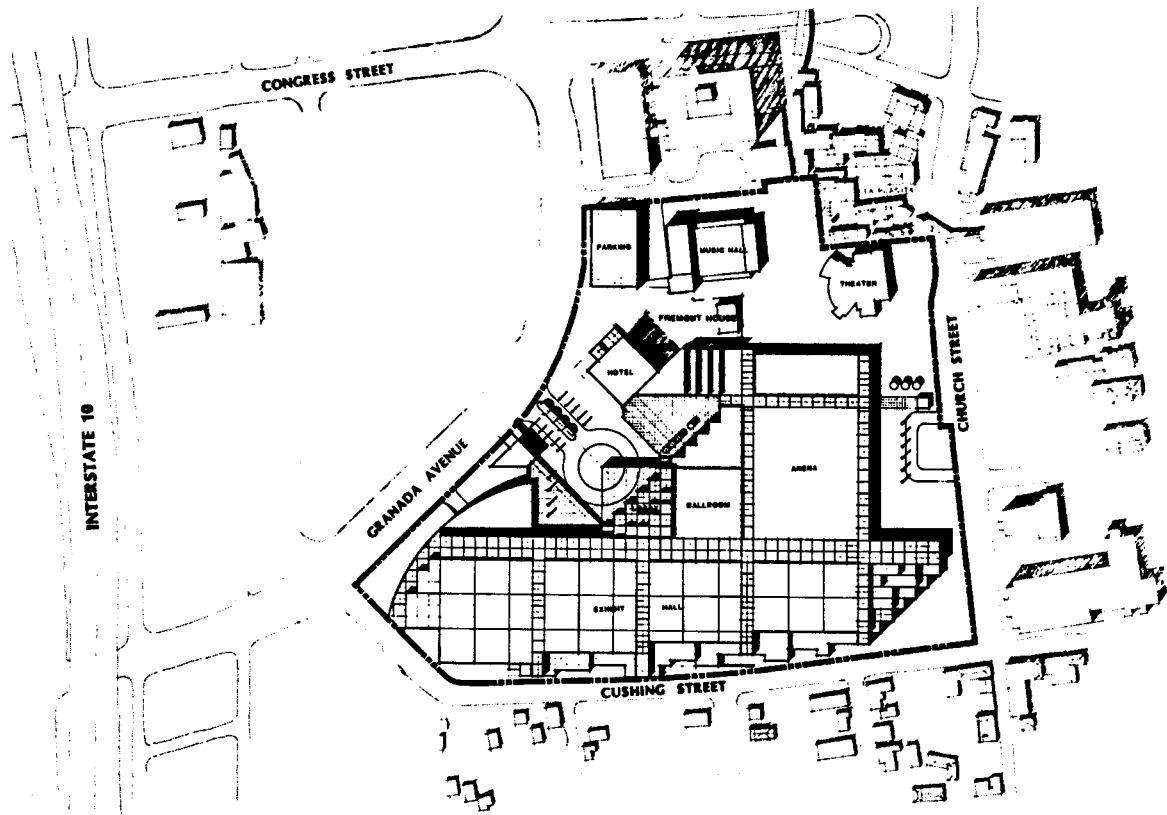
A traffic study (included in the Impact Analysis) projects estimated traffic volumes and patterns of the phased completion of the *TCC*, and documents that the circulation system (Exhibit D) has been designed to accommodate traffic volumes expected to result from ultimate development of the *Community Center*.



### **Planned Area Development Areas and Primary Uses**

- A. Hotel
- B. Music Hall and Theatre
- C. Historic Landmark (Fremont House)
- D. Convention Facility

## **Exhibit B Land Use Concept Plan**



## Exhibit C

# Illustrative Site Plan

3. Landscape Concept

The *Landscape Concept Plan for TCC* (Exhibit E), establishes the overall landscape character for this "activity block" by identifying various landscape plazas and pedestrian linkages. Landscaping, signage, street furniture and lighting will be coordinated to enhance the major architectural design elements of the *TCC* and ensure a continuity of design.

Several landscape areas, which require special design consideration, are highlighted in the *Landscape Concept Plan*, including:

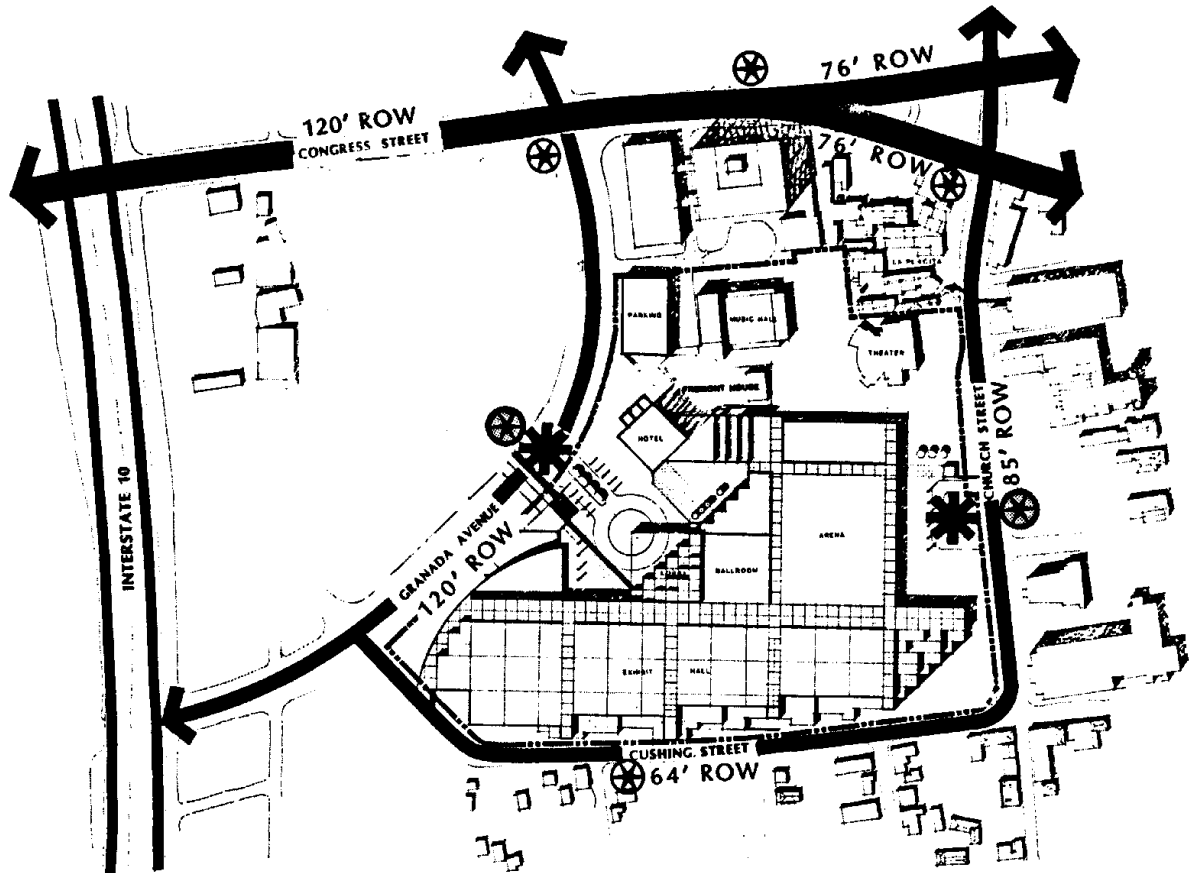
- Project entries/streetscape
- Landscape plaza areas
- Major pedestrian linkages






In addition to these elements, general landscape design guidelines are included in Section IIIA.

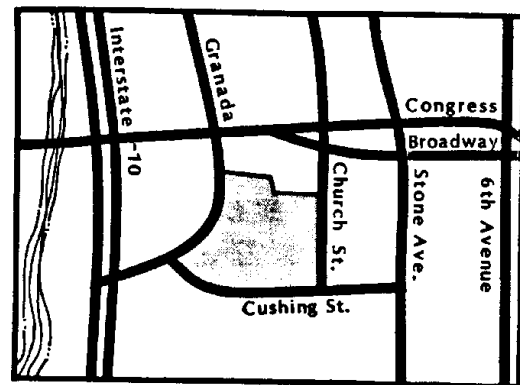
4. Infrastructure

The *Plan* area is currently served by the following utilities, located in the right-of-way of Granada:

- Water: Various size mains to a maximum of 24 inches serving the *Plan* area and facilities to the north and south.
- Sanitary Sewer: Various size lines to a maximum of 12 inches servicing the *Plan* area and residential/commercial to the southeast.
- Power: 15 KV circuit in duct bank with main service to *TCC*, circuit is part of downtown grid.
- Natural Gas: Two six-inch supply mains in downtown grid supplying the *Plan* area and adjacent areas.
- Storm Sewer: Collection system for local street drainage plus *TCC* on-site drainage.
- Telephone: Conduit on the west side of Granada.

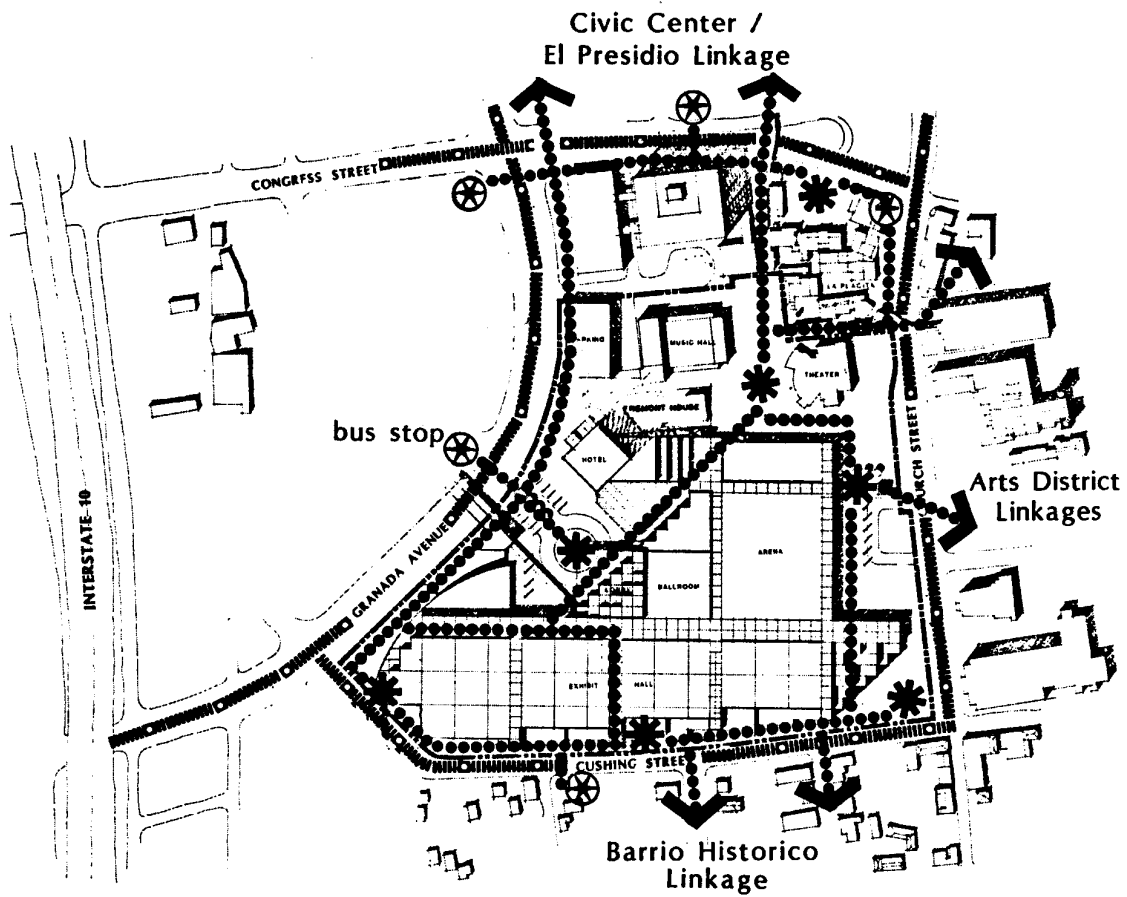


-  Collector
-  Arterial
-  Major Entry
-  Existing Bus stop
-  Proposed Bus stop



**Exhibit D**  
**Circulation Map**





- \* Landscape Plaza/Entry
- ..... Pedestrian Linkages
- Streetscape Trees

## Exhibit E

# Landscape/Pedestrian Concept Plan

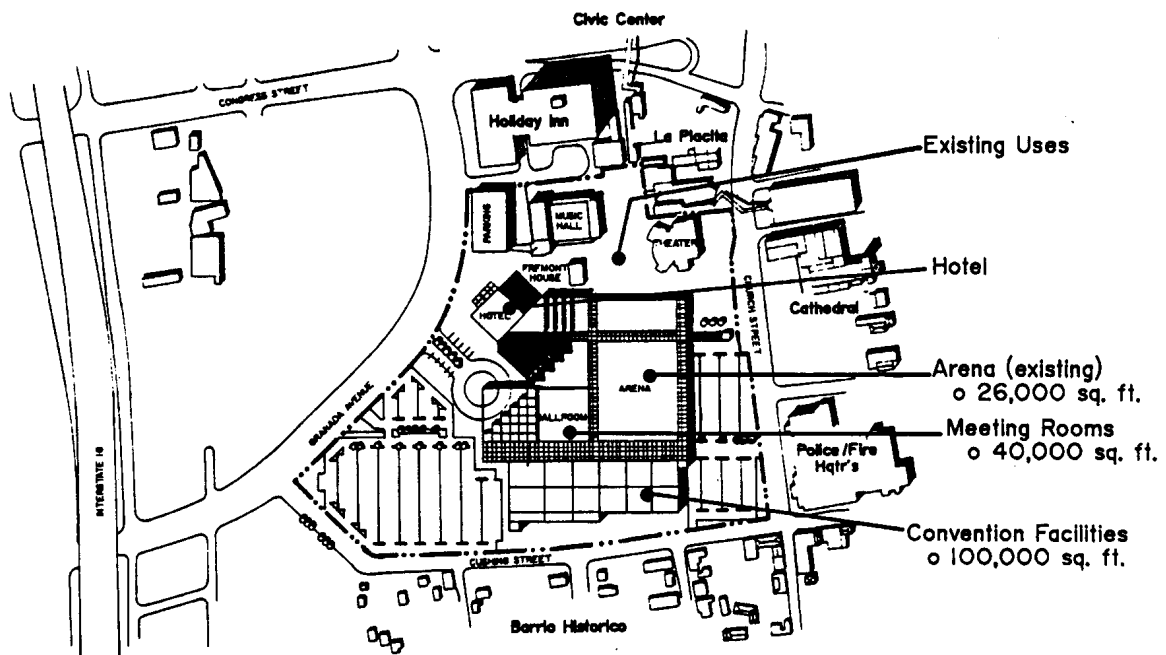
A master plan will be developed which identifies the location and sizes of the above utilities to serve the expansion of the *TCC*. All utilities constructed shall be placed underground to promote health, safety and an uncluttered appearance.

Development and infrastructure facilities will be constructed to City, DOT, Pima County Wastewater Management, and other applicable building, health and safety standards.

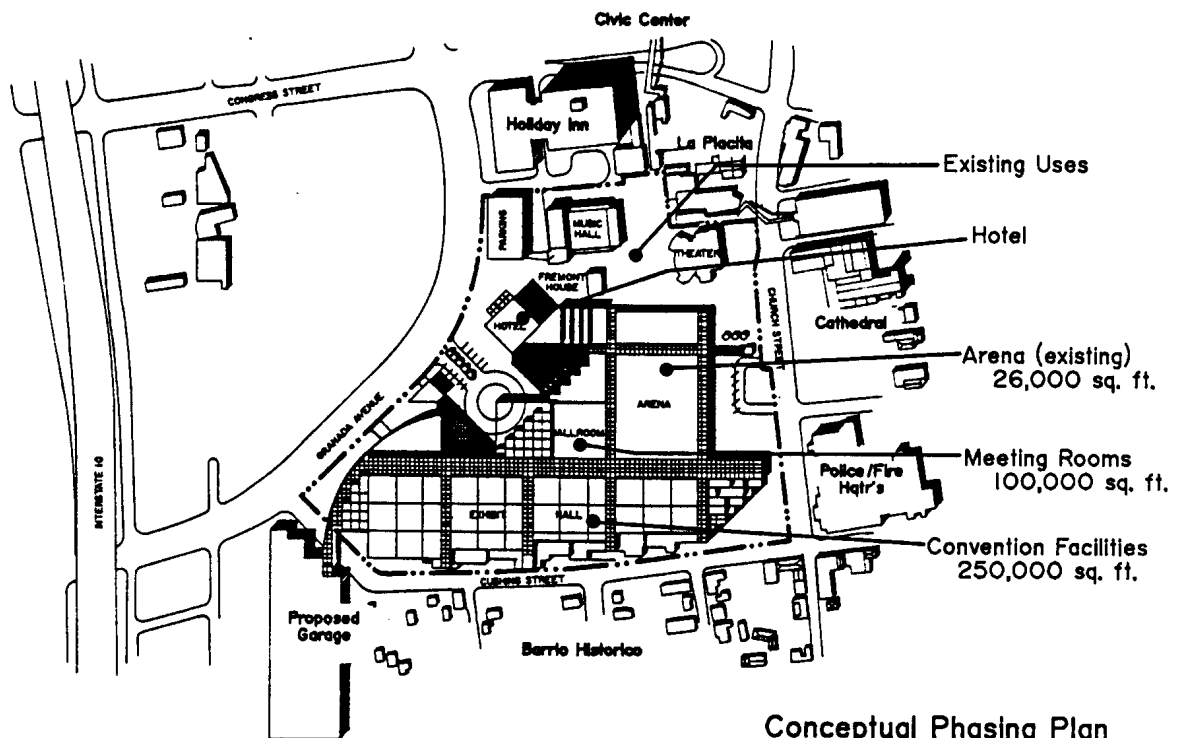
The present Granada Avenue will be realigned to sweep westerly connecting to the existing Clark Street underpass at I-10. The City of Tucson will be responsible for designing and construction of the Granada Avenue realignment. This realignment will include the relocation of all subterranean utilities noted above by either the City of Tucson or the public utilities affected.

5.     Phasing

Phasing of development of *TCC* shall reflect a number of conditions and factors influencing project implementation and is expected to occur over several years. A conceptual phasing plan, which illustrates the development program, is described herein (Exhibit F).



1990 Expansion Phase



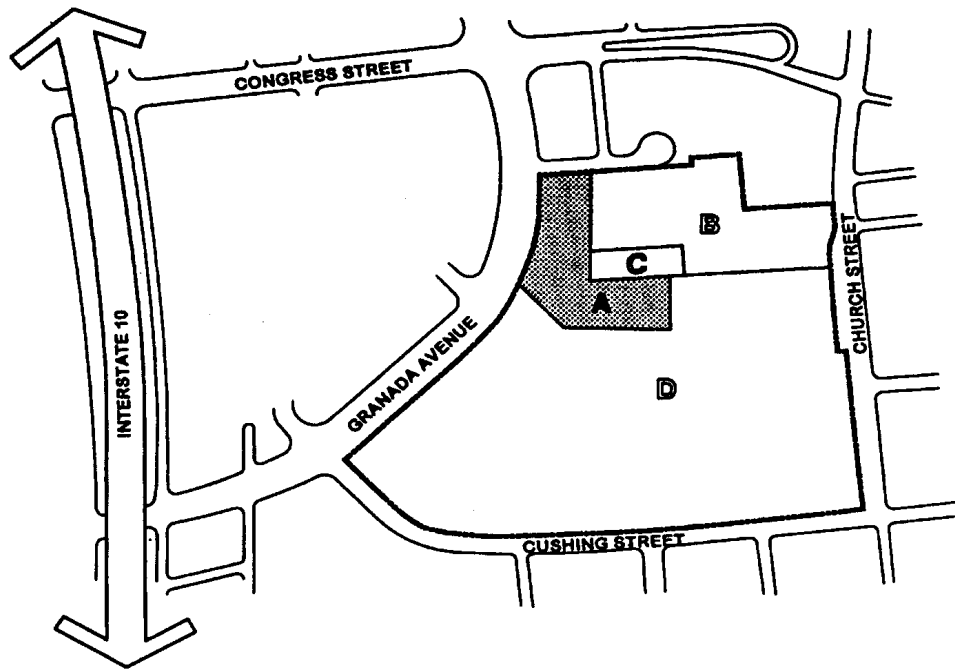
2005 Long Range Phase  
ALL square footages shown are  
approximate net floor areas

Conceptual Phasing Plan

Exhibit F

**II.B.**  
**SITE-SPECIFIC PERFORMANCE/DEVELOPMENT STANDARDS**

**Development Area A**



**DEVELOPMENT AREA A**

**3.0 acres**

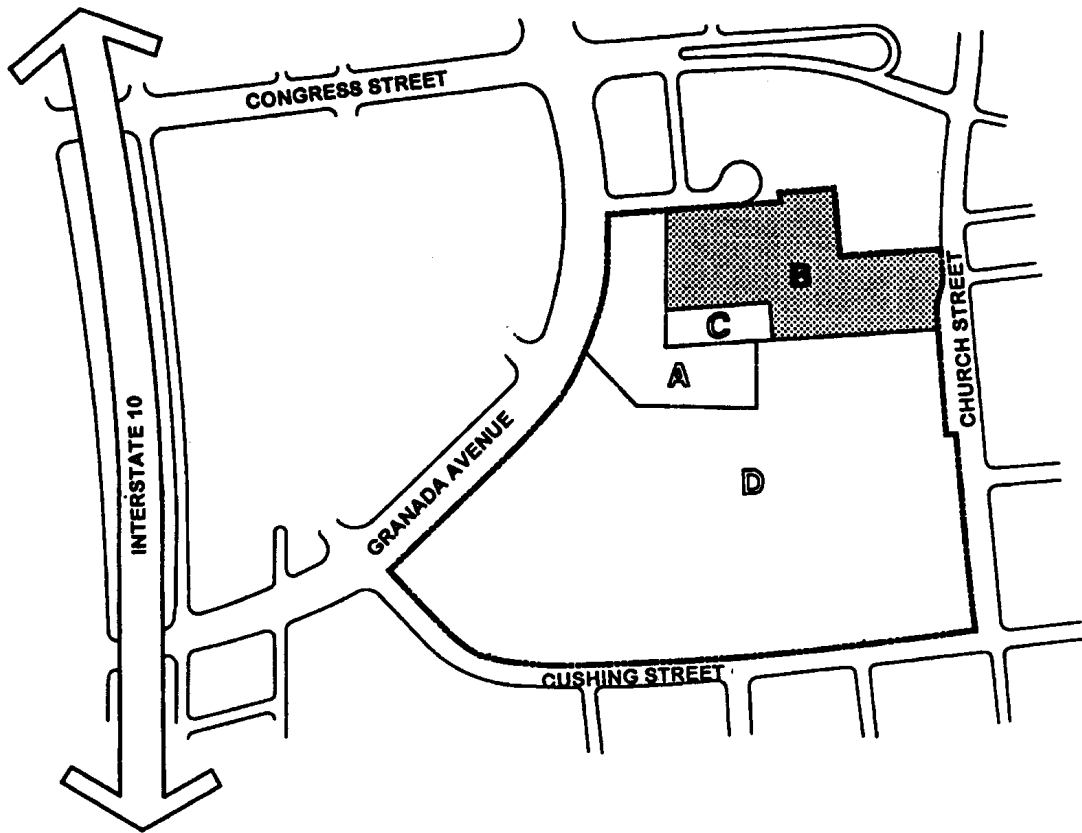
Primary Uses Permitted: Hotel, Commercial

Alternate Uses Permitted: Community Center Facilities, Parking

General Development Standards:

- a) Minimum building setback from public streets: None
- b) Maximum floor area ratio: 5.0
- c) Maximum building height: 300'
- d) Minimum landscape requirements: 10% of gross site area in addition to City-required landscaping
- e) Parking requirements: Per design guidelines, Section IIIA
- f) Maintain existing view corridor from the Fremont House (Development Area C) to Granada Avenue

**Development Area B**



**DEVELOPMENT AREA B** 4.9 acres

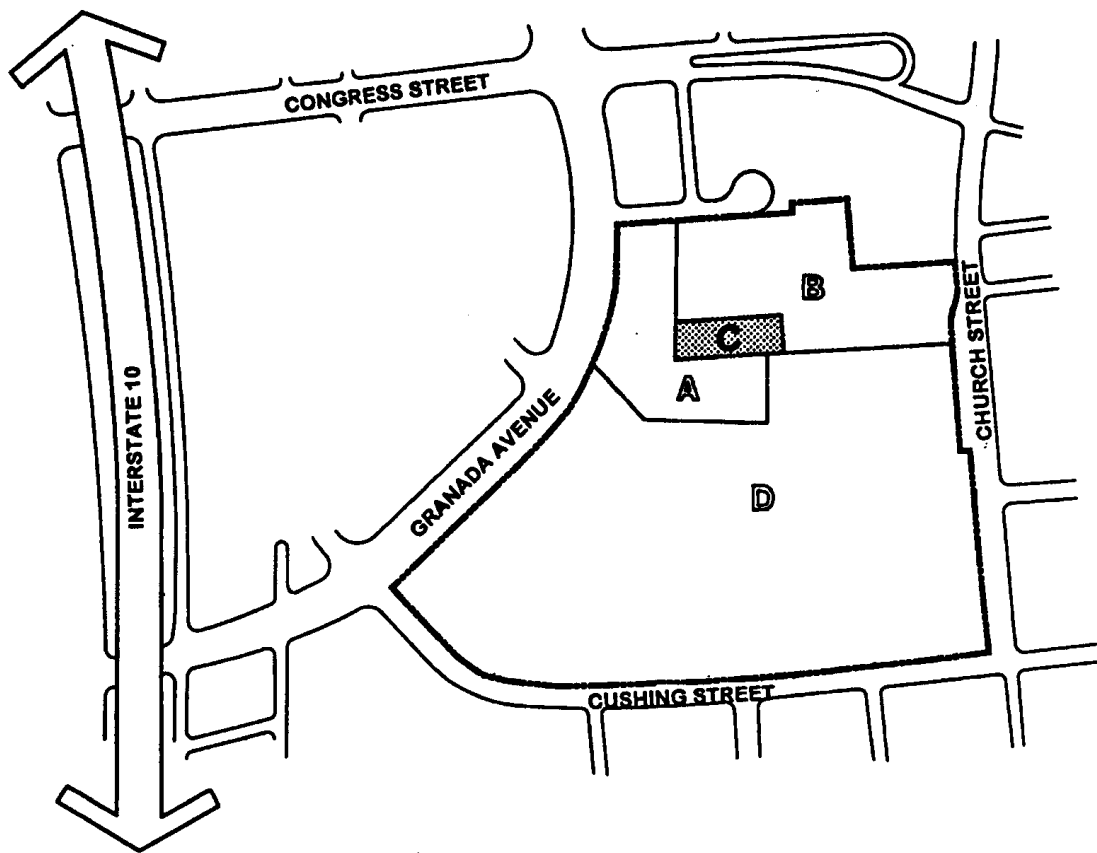
Primary Uses Permitted: Existing Music Hall and Theatre

Alternate Uses Permitted: Community Center Facilities

General Development Standards:

- a) Minimum building setback from public streets: 10'
- b) Maximum floor area ratio: 1.0
- c) Maximum building height: 75'
- d) Minimum landscape requirements: 10% of gross site area in addition to City-required landscaping
- e) Parking requirements: Per design guidelines, Section IIIA

## **Development Area C**



### **DEVELOPMENT AREA C**

0.6 acre

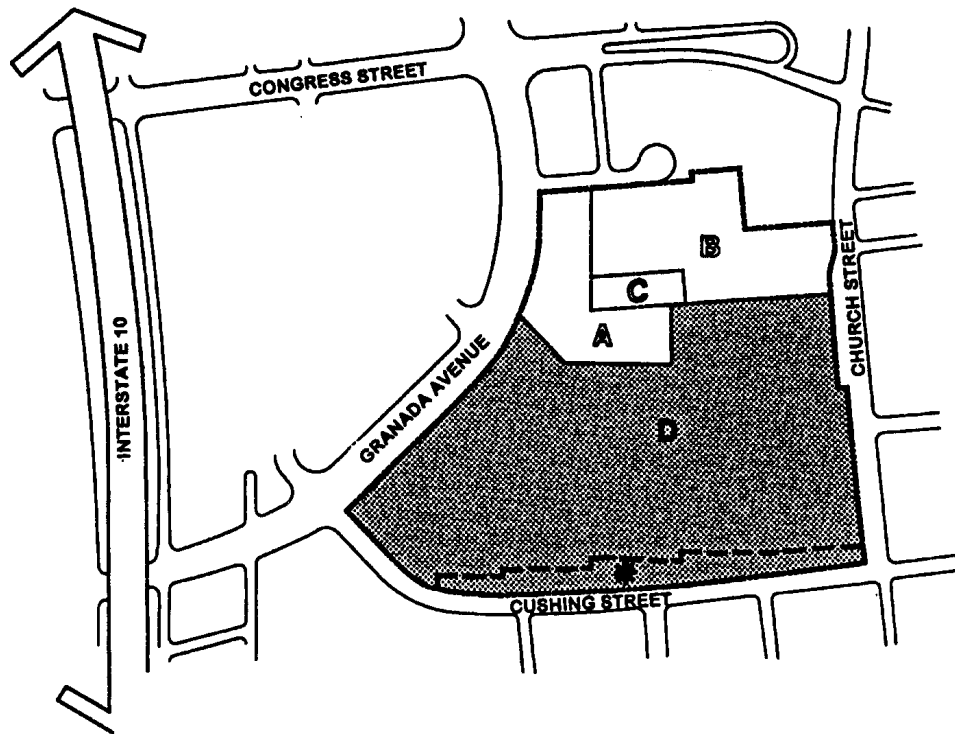
Primary Uses Permitted: Historic Landmark

Alternate Uses Permitted: Open Space/Landscape Plaza

#### General Development Standards:

- a) Minimum building setback from public streets: Not applicable
- b) Maximum floor area ratio: 0.5
- c) Maximum building height: 30'
- d) Minimum landscape requirements: 10% of gross site area in addition to City-required landscaping
- e) Parking requirements: per design guidelines, Section IIIA

**Development Area D**



**DEVELOPMENT AREA D**

24.4 acres

Primary Uses Permitted: Community Center Facilities

Alternate Uses Permitted: Commercial/Sports, Recreation and Entertainment Facilities, Parking

General Development Standards:

- a) Minimum building setback from public streets: 10' except as noted below for transitional buffer
  - b) Maximum floor area ratio: 2.0
  - c) Maximum building height: 75'
  - d) Minimum landscape requirements: 10% of gross site area in addition to City-required landscaping (see Section IIIA for Cushing Street edge treatment)
  - e) Parking requirements: Per design guidelines, Section IIIA
- \* Transitional buffer
- maximum building height: 25'
  - minimum building setback: 30'

### III

#### PLANNING AREA IMPLEMENTATION

##### A. Design Guidelines

The following design guidelines are provided for *Planned Area Development* Areas, per Exhibit B, as statements of intent which are flexible in order to promote good design and encourage creativity and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section IIB. The guidelines are grouped into generic design areas as follows:

##### 1. Circulation

- a. Street layout and design shall consider:
  - natural contours of the land
  - soil types
  - geologic conditions
  - drainage patterns
  - storm water
  - developments adjacent to *Tucson Community Center*
  - safety features
  - economy of construction
  - convenience and economy of use
  - archaeological features
- b. Pedestrian circulation shall be integrated with the street system, on-site plazas, and adjacent neighborhoods where possible.
- c. Circulation design shall provide for:
  - a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project
  - access of emergency vehicles necessary to serve the project area
- d. Access design along Granada Avenue shall consider that adequate traffic flows are maintained.
- e. Loading areas shall be located away from existing residential uses.



2. Infrastructure

- a. Storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or adjacent properties.
- b. Utility easements shall be provided as required to facilitate an appropriate service network within the project area.
- c. Utility facilities (i.e. electrical transformers) shall be visually screened through undergrounding or appropriate screening.
- d. Development will not contaminate groundwater resources.

3. Site Development

a. Setbacks

Architectural design will avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.

Random setbacks of buildings and landscaping are encouraged.

b. Parking

Parking shall be provided in accordance with the City of Tucson *Land Use Code (LUC)*, except as modified below. Parking areas shall be designed to facilitate both vehicular and pedestrian movements.

The *TCC* parking standards are based on a parking demand and supply analysis prepared by Barton-Aschman Associates, which is summarized below and is included in the Impact Analysis.

The required parking will be based on weekday parking demand (i.e., 8 AM-5 PM) for the *Convention Center* activities and will be provided per the following table. The analysis indicated that these quantities will provide sufficient parking to accommodate daytime parking needs for all types of consumer, trade or association events, through the 2005 time horizon. Adequate evening parking will be available within 4 blocks of the *TCC Planned Area Development* area, through the year 2005. (See Impact Analysis)

Development Area D required parking shall be only based on gross floor area of exhibition space and banquet/meeting room facilities.

The parking requirements for each Development Area are summarized on the following table:

PARKING CALCULATIONS FOR THE  
TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

DEVELOP. AREA	LAND USE	PARKING CALCULATION	1990		2005	
			DAY	EVENING	DAY	EVENING
A	HOTEL	1 space/3 rooms	<b>167</b>		<b>334</b>	
B	MUSIC HALL	1 space/5 seats		470		470
	THEATRE	1 space/5 seats		104		104
C	FREMONT HOUSE		<b>10</b>		<b>10</b>	
D	CONVENTION /EXHIBIT HALL	1 space/100 sq. ft.	<b>1260</b>		<b>2760</b>	
	BANQUET/ MEETING HALL	1 space/100 sq. ft.	<b>400</b>		<b>1000</b>	
	ARENA	1 space/5 seats		1900		1900
<b>TOTAL*</b>	-----	-----	<b>1837</b>	2474	<b>4104</b>	2474

\* Required parking is daytime and is shown in boldface

Parking for Dev. Areas B & C will be provided in Dev. Area A

Required parking can be met within 600 feet of the *Planned Area Development* area boundary on the same or another block, or existing parking structures within 1500 feet, with the approval of the Planning Director, based on the following criteria:

- 1) It does not necessitate demolition of structures listed on the National Register of Historic Places;
- 2) If it is within a designated historic district, prior review and comment of the Tucson/Pima County Historical Commission and appropriate advisory boards is required;
- 3) It must be consistent with adopted Mayor and Council plans and policies;
- 4) It is determined that any proposed parking will not significantly increase traffic volumes nor cause increased levels of traffic congestion;
- 5) It must have primary access to a major street;

6) It is determined that pedestrian access to and from the principal use is satisfactory in terms of:

- a) sidewalks
- b) pedestrian crossing signals
- c) lighting

c. Landscaping/Screening

Landscape Design: Landscape materials shall enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.

Grouped masses of plant material shall be designed to complement architectural elevations and rooflines through color, texture, density and form on both the vertical and horizontal planes.

Wherever feasible, native or adaptive, drought-tolerant plant material shall be used.

Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.

Landscaping shall consider solar rights of adjacent structures.

All landscaping shall comply with sight visibility triangles as established in the City of Tucson Street Development Standards.

Project Entries/Streetscapes: Landscaping shall establish project identity and accentuate common entrance areas, as well as enhance the character and quality of the existing landscape and hardscape in the *Tucson Community Center*.

The *TCC* streetscape design shall be compatible with the guidelines proposed in the *City of Tucson Streetscape Master Plan for Downtown Tucson*.

Streetscape design shall incorporate a coordinated landscape palette that includes a mix of canopy trees, shrubs, and groundcover. Canopy trees shall be utilized to provide shade and promote unity in the streetscape. The streetscape design shall cover areas within street medians, parking areas visible from public streets, and, where appropriate, the street edges of each development area.

Landscaping shall be interspersed within parking areas and used to screen parking areas from public streets and adjacent residential neighborhoods.

The Cushing Street edge treatment shall be designed as a landscape promenade which encourages pedestrian movement and provides landscape plazas, where neighborhood activities such as craft fairs, can occur.

Preservation of the existing view corridor from the Fremont House to Granada Avenue for pedestrian access and public visibility shall be encouraged.

Landscaped Plazas: Plazas within the interior of the *Planned Area Development* area shall be designed to create an inviting atmosphere for outdoor congregation, with such features as canopy trees for shade, comfortable outdoor seating, where appropriate.

Pedestrian Linkages: Pedestrian corridors shall be designed to promote pedestrian movement through the *Planned Area Development* area, through the use of a coordinated landscape palette to visually link project entries and interior landscaped plazas.

Architectural elements, such as decorative paving, bollards, etc., and signage shall be utilized at project entries to direct pedestrians to adjacent areas such as the Downtown Arts District, the Civic Center, and downtown retail, restaurant, off-site parking and bus stops.

Screening: Landscaping, fences, walls, or a combination of these elements, shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, roof and ground-mounted equipment, and other appurtenant items of poor visual quality.

Screen walls and fences shall generally be as tall as those objects or areas they are intended to visually screen, but shall not exceed a maximum height of six feet. Canopy trees or hedge-type plant materials shall be used to screen those objects which exceed six feet in height.

Screen walls, fences, and other structural barriers shall be designed of similar materials, colors, and general style as the primary buildings within a development area.

Where screen walls or fences are of such length as to create a potentially monotonous appearance, they shall be designed with variations in wall alignment (such as jogs, curves, or notches), constructed with decorative materials or textured covering materials, or integrated with landscaping that includes canopy trees.

d. Lighting

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites and residential neighborhoods.

Concealed light sources are recommended.

The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings and street lighting.

All light standards within the public rights-of-way which will be maintained by the City will use lighting fixtures compatible with City specifications. Heights of poles are subject to the approval of the City Traffic Engineer.

All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.

e. Signage

Signs shall be used for the purpose of identification and direction. The design of permitted signs shall be architecturally integrated with the building design.

Plans for signs shall be reviewed as part of the architectural and design controls to ensure aesthetic treatment and compatibility with the other development areas and the surrounding neighborhood. Until such time as the proposed Special Districts section of the Sign Code is adopted and becomes operative, signage will be in compliance with the City Sign Code.

B. Implementation Plan and Procedures

1. Proposed Changes to *Land Use Code (LUC)* Ordinances and Building Codes

The project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map(s) (Building Zone Map(s)) of the City of Tucson, which will designate a *Planned Area Development* area. In the event of any conflicts with the *Land Use Code (LUC)*, the *Planned Area Development* will supercede the *Land Use Code (LUC)*.

2. Plat and Development Plans

Application for development approval after adoption of the *Planned Area Development* shall be a two step process: First, a block plat and then, development site plan review and approval.

a. Plat

A block plat shall be submitted, as appropriate, to the Planning Department for processing, in accordance with the City of Tucson *Land Use Code (LUC)*.

A master drainage study shall be submitted with the block plat and subject to the approval of the City Engineer.

All infrastructure improvements necessitated by the development shall be completed prior to the transmittal of the final plat for Mayor and Council approval, unless such improvements are assured in a form acceptable to the City Attorney.

The *Planned Area Development* shall become effective following approval of the final block plat by Mayor and Council and the recording of that plat, together with accompanying protective covenants deemed necessary to the development of the property, in the office of the Pima County Recorder.

b. Development Plans:

Development Plans, construction documents, and specifications shall conform in all basic aspects to the requirements of this *Plan*, and when approved, shall authorize the development of land subject to applicable codes of the City of Tucson. The *Illustrative Site Plan*, attached hereto as "Exhibit C", shows the use, size and building arrangement within the Development Areas. It should be understood that this exhibit, (Exhibit C), is illustrative and is intended only as a development guide.

Development Plans which vary from the *Illustrative Site Plan* may be approved, but in all cases must be in conformance with the uses and development standards specified in this *Plan*.

1) Time of Submittal

Conceptual site plans, in less detail than outlined below, showing primary building location and heights, parking layout, access and egress and landscaped areas are encouraged to be submitted for preliminary review and approval at any time prior to formal Development Plan submittal.

2) Contents

Development Plans shall be prepared by the Developer in accordance with the requirements of *Land Use Code (LUC)* and Development Standard No. 2-03.0 and shall also include the following:

- Landscape and Maintenance Plan. A landscape and maintenance plan drawn at a scale sufficient to show the location, size and species of all plant material, the pedestrian circulation system and landscape plazas, and the proposed water or irrigation system to be used, along with a maintenance schedule;
- Floor Plans. Rough floor plans of the first floor and any basement or subsurface parking of all buildings sufficient to evaluate adequate circulation. The floor plans shall be dimensioned and uses indicated. Floor plans for other typical floors shall also be submitted;
- Elevation Renderings. Renderings, with dimensions, depicting elevation views of all sides of the proposed development, height of buildings and structures, dimensions of overhangs and other appropriate dimensions;
- Sign Concept Plans. A plan showing the location, size and lighting sources of all signs and other advertising devices;
- Lighting Plan. A lighting plan for all parking areas and vehicular and pedestrian circulation areas to indicate the type and size of all lighting structures and illumination specifications;
- Drainage Plan. A site specific drainage plan in agreement with the master drainage study to be approved by the City Engineer.
- Additional Information. Such other statistical or graphic information or material as may be desired by the Developer or reasonably required by the Planning Director to depict unique characteristics of the site, its proposed development and use.

3. Site Improvements and Public Utility Requirements

Site improvements undertaken as project activities may include the following: Site preparation; subsurface storm drainage facilities, sewers, water lines and other utilities to directly serve development.

Adequate gas, electrical, water, sewer and telephone services are available at project boundaries. Additional off-site facilities will be constructed as necessary to provide adequate fire flow capacities as approved by Tucson Water for the *Tucson Community Center* development.

C. Consistency and Amendment Procedures

1. Consistency

All of the provisions of the *Tucson Community Center Planned Area Development*, as well as any land use authorized by the *Plan*, shall be consistent with the City *General Plan* and other adopted plans and policies. Consistency shall mean that the various land uses authorized by the *Tucson Community Center Planned Area Development* are compatible with the objectives, policies, general land uses, and programs specified in the *General Plan* and other adopted plans.

- a. Adoption. The *Planned Area Development* shall be processed in accordance with the *Land Use Code (LUC)* and Development Standard 1-06.0 and may be amended from time to time in accordance with such provisions.
- b. Enforcement. The Planning Director shall be responsible for enforcement of this *Plan*.
- c. Conflict with City Statutes. In the event the terms of this *Plan* conflict with the *Land Use Code (LUC)* (except Floodplain Regulations) of the City of Tucson, the *Plan* shall govern.
- d. Minor Changes. The Planning Director may allow minor changes to the criteria set forth in the *Planned Area Development*, providing said changes are not in conflict with the overall intent as expressed in the *Planned Area Development*. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, or landscaping. Any changes must conform to the goals and objectives of the *Plan*.

2. Amendments

Proposed amendments shall be submitted to the Planning Director for review along with a report describing the proposed amendments. Any proposed amendment to



the *Plan* shall be considered a new plan and shall be subject to all of the requirements of a new plan.

IV. APPENDICES

- A. Development Area Context – Exhibit G
- B. Legal Description
- C. Bibliography

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APPENDIX A

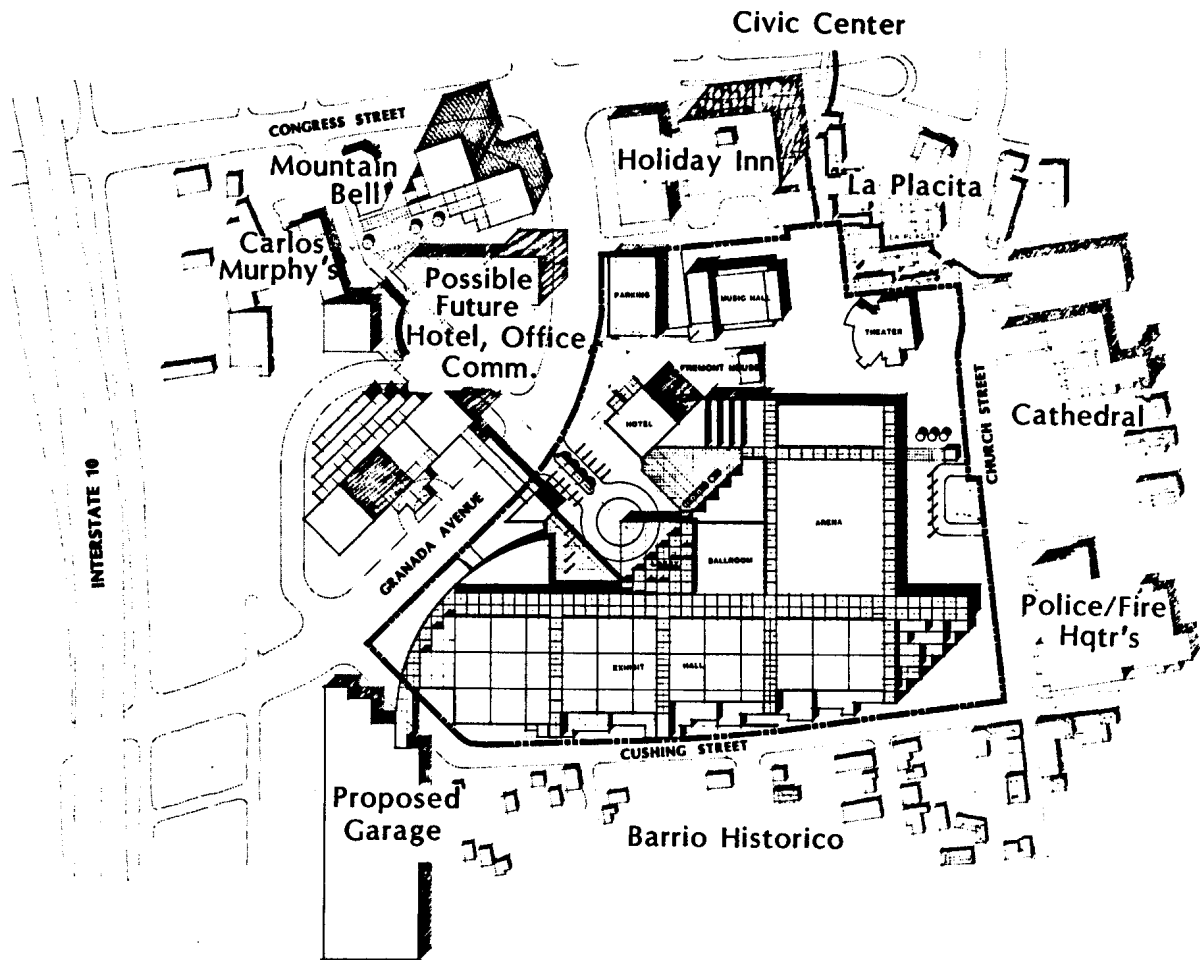


Exhibit G  
Development  
Area Context

**APPENDIX B**

E-438908

**EXHIBIT 'A'**

**PARCEL I:**

ALL OF BLOCK 511 OF PUEBLO CENTER REDEVELOPMENT PROJECT, ARIZONA R-8, PIMA COUNTY, ARIZONA, AS SHOWN ON FILE IN BOOK 20 OF MAPS AND PLATS AT PAGE 83, PIMA COUNTY RECORDS.

**PARCEL II:**

LOT 4 OF BLOCK 510 OF PUEBLO CENTER REDEVELOPMENT PROJECT, ARIZONA R-8, PIMA COUNTY, ARIZONA, AS SHOWN ON FILE IN BOOK 20 OF MAPS AND PLATS AT PAGE 83, PIMA COUNTY RECORDS;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CORNER OF SAID LOT 4 WHICH IS NORTH 84 DEG. 30 MIN. 00 SEC. EAST, A DISTANCE OF 60.00 FEET FROM THE CORNER COMMON TO LOTS 1, 4 AND 5 IN SAID BLOCK 510;

THENCE SOUTH 05 DEG. 30 MIN. 00 SEC. EAST ALONG THE WEST LINE OF LOT 5 A DISTANCE OF 10.50 FEET;

THENCE SOUTH 84 DEG. 30 MIN. 00 SEC. WEST A DISTANCE OF 1.50 FEET;

THENCE NORTH 05 DEG. 30 MIN. 00 SEC. WEST A DISTANCE OF 10.50 FEET TO AN ANGLE POINT ON A LINE COMMON TO LOTS 4 AND 5 IN SAID BLOCK 510;

THENCE NORTH 84 DEG. 30 MIN. 00 SEC. EAST ALONG SAID COMMON LINE A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 3 OF SAID BLOCK 510;

THENCE NORTH 84 DEG. 32 MIN. 41 SEC. EAST (REC. NORTH 84 DEG. 30 MIN. 00 SEC. EAST) ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 1.00 FEET;

THENCE NORTH 5 DEG. 27 MIN. 19 SEC. WEST (REC. NORTH 5 DEG. 30 MIN. 00 SEC. WEST) 1.00 FEET FROM AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 3;

THENCE SOUTH 05 DEG. 27 MIN. 19 SEC. EAST (REC. SOUTH 05 DEG. 30 MIN. 00 SEC. EAST) ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL III:**

AN AERIAL EASEMENT FOR AN EXISTING BRIDGE FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS ACROSS THAT DEDICATED RIGHT OF WAY KNOWN AS GRANADA AVENUE AS ESTABLISHED AND DEDICATED BY THE PLAT OF PUEBLO CENTER REDEVELOPMENT PROJECT ARIZONA R-8, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 83, AS CREATED BY INSTRUMENT RECORDED IN DOCKET \_\_\_AT PAGE\_\_\_, DESCRIBED AS FOLLOWS:

A STRIP, 20.40 FEET WIDE, BEING 10.20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHERLY END OF THAT CURVE LABELED SIXTY-FOUR (64) ON SAID PLAT OF PUEBLO CENTER REDEVELOPMENT PROJECT,

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 64 A DISTANCE OF 149.03 FEET OF THE TRUE POINT OF BEGINNING;

THENCE NORTH 66 DEG. 11 MIN. 39 SEC. EAST, RADIAL TO SAID CURVE 64, A DISTANCE OF 130.10 FEET.

THE LOWEST PLANE OF SAID AERIAL EASEMENT SHALL BE AT AN ELEVATION OF 2372.40 FEET. SAID ELEVATION IS BASED ON THE CITY OF TUCSON BENCHMARK RECORDED IN THE CITY OF TUCSON FIELD BOOK NUMBER 1530 AT PAGE 7 DESCRIBED AS FOLLOWS; "+" IN THE SOUTHEAST CORNER OF THE CONCRETE BASE OF A TRAFFIC CONTROL BOX AT THE NORTHWEST CORNER OF CONGRESS AND GRANADA AVENUES (FIELD BOOK 1496 PAGE 1). THE ELEVATION OF SAID BENCHMARK IS RECORDED AS 2353.235 FEET. THE HIGHEST PLANE OF SAID AERIAL EASEMENT SHALL BE AN INFINITE NUMBER OF FEET ABOVE SAID LOWEST PLANE.

PARCEL IV:

THREE STRIPS OF LAND, EACH 4.00 FEET WIDE, FOR SUPPORT AND MAINTENANCE OF THE EXISTING BRIDGE DESCRIBED IN PARCEL III, EACH STRIP OF LAND SHALL BE 2.00 FEET WIDE OVER AND ACROSS THAT DEDICATED RIGHT OF WAY KNOWN AS GRANADA AVENUE AS ESTABLISHED AND DEDICATED BY THE PLAT OF PUEBLO CENTER REDEVELOPMENT PROJECT ARIZONA R-8, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 83, AS CREATED BY INSTRUMENT RECORDED IN DOCKET \_\_\_\_AT PAGE\_\_\_\_ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

SUPPORT I

COMMENCING AT THE SOUTHERLY END OF THAT LABELED SIXTY-TWO (62) ON SAID PLAT OF PUEBLO CENTER REDEVELOPMENT PROJECT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 62 A DISTANCE OF 137.82 FEET;

THENCE SOUTH 66 DEG. 11 MIN. 39 SEC. WEST, RADIAL TO SAID CURVE 62, A DISTANCE OF 55.00 FEET;

THENCE NORTH 23 DEG. 48 MIN. 21 SEC. WEST A DISTANCE OF 10.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 23 DEG. 48 MIN. 21 SEC. EAST A DISTANCE OF 20.40 FEET.

ORDER NUMBER: E-438908-U

EXHIBIT 'B'

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT STATED  
HEREIN,

DATED : DECEMBER 1, 1985  
AMOUNT : \$7,200,000.00  
TRUSTOR : TUCSON LOCAL DEVELOPMENT CORPORATION OF TUCSON,  
ARIZONA, AN ARIZONA NON-PROFIT CORPORATION  
TRUSTEE : ARIZONA TRUST DEED CORPORATION, AN ARIZONA  
CORPORATION  
BENEFICIARY : THE VALLEY NATIONAL BANK OF ARIZONA, A NATIONAL  
BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST  
INDENTURE DATED DECEMBER 1, 1985  
RECORDED : DECEMBER 22, 1985 IN DOCKET 7689 AT PAGE 1148;

AN INSTRUMENT MODIFYING THE TERMS OF SAID SECURITY INSTRUMENT TO  
INCORPORATE ADDITIONAL PROPERTY AS SET FORTH IN PARAGRAPH 4 OF  
SCHEDULE A HEREIN, TO SECURE THE PAYMENTS OF THE INDEBTEDNESS  
EVIDENCED BY A SECOND SUPPLEMENTAL TRUST INDENTURE AND  
PERFORMANCE OF AN AGREEMENT(S) AND TO SECURE ANY OTHER AMOUNTS  
PAYABLE UNDER THE TERMS THEREOF.

DATED : AUGUST 1, 1986  
AMOUNT : \$28,500,000.00  
FIRST PARTY : TUCSON LOCAL DEVELOPMENT CORPORATION OF  
TUCSON, ARIZONA AN ARIZONA NON-PROFIT  
CORPORATION  
SECOND PARTY : THE VALLEY NATIONAL BANK OF ARIZONA, A  
NATIONAL BANKING ASSOCIATION, AS TRUSTEE  
UNDER TRUST INDENTURE DATED AUGUST 1, 1986  
RECORDED : \_\_\_\_\_IN DOCKET\_\_\_\_AT PAGE\_\_

(COVERS MORE PROPERTY)

SUPPORT II

COMMENCING AT THE SOUTHERLY END OF SAID CURVE 62, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 62 A DISTANCE OF 137.82 FEET;

THENCE NORTH 66 DEG. 11 MIN. 39 SEC. EAST, RADIAL TO SAID CURVE 62, A DISTANCE OF 5.10 FEET;

THENCE NORTH 23 DEG. 48 MIN. 21 SEC. WEST A DISTANCE OF 10.20 FEET TO THE TRUST POINT OF BEGINNING;

THENCE SOUTH 23 DEG. 48 MIN. 21 SEC. EAST A DISTANCE OF 20.40 FEET.

SUPPORT III

COMMENCING AT THE SOUTHERLY END OF SAID CURVE 62, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 62 A DISTANCE OF 137.82 FEET;

THENCE NORTH 66 DEG. 11 MIN. 39 SEC. EAST, RADIAL TO SAID CURVE 62, A DISTANCE OF 65.00 FEET;

THENCE NORTH 23 DEG. 48 MIN. 21 SEC. WEST A DISTANCE OF 10.20 FEET TO THE TRUST POINT OF BEGINNING;

THENCE SOUTH 23 DEG. 48 MIN. 21 SEC. EAST A DISTANCE OF 20.40 FEET.

THE HIGHEST PLANE OF SAID SUPPORTS SHALL BE COINCIDENT WITH THE LOWEST PLANE OF SAID EASEMENT DESCRIBED IN PARCEL III.



ORDER NUMBER: E-438908-U

SCHEDULE B - EXCEPTIONS

IN ADDITION TO THE CONDITIONS AND STIPULATIONS AND/OR EXCLUSIONS, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEYS FEES AND EXPENSES RESULTING FROM:

1. 1986 TAXES, A LIEN, BUT NOT YET DUE AND PAYABLE.

FIRST HALF DUE AND PAYABLE OCTOBER 1, 1986, AND DELINQUENT NOVEMBER 1, 1986, SECOND HALF PAYABLE ON OR BEFORE MARCH 1 OF THE FOLLOWING YEAR, AND DELINQUENT MAY 1, OF THE FOLLOWING YEAR.

2. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES, OBLIGATIONS AND EASEMENTS SET FORTH IN AN INSTRUMENT, RECORDED IN: DOCKET 3408 AT PAGE 1

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN AMENDED BY AN INSTRUMENT, RECORDED IN: DOCKET 3413 AT PAGE 230 (AFFECTS ALL PARCELS)

3. A POSSIBLE EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES,  
IN FAVOR OF : TUCSON GAS AND ELECTRIC COMPANY  
FOR : ELECTRIC TRANSMISSION LINES  
AS DISCLOSED BY : RESOLUTION NO. 7955  
EXECUTED BY : CITY OF TUCSON, A MUNICIPAL CORPORATION  
RECORDED IN : DOCKET 3851 AT PAGE 679  
AFFECTING : FOUR STRIPS OF LAND MORE FULLY SET OUT IN SAID INSTRUMENT

NOTE: SEARCH OF THE RECORDS REVEALS THAT NO EASEMENT WAS RECORDED.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
IN FAVOR OF : TUCSON GAS AND ELECTRIC COMPANY  
FOR : ELECTRIC TRANSMISSION AND COMMUNICATIONS FACILITIES  
RECORDED IN : DOCKET 3939 AT PAGE 187 AND RE-RECORDED IN DOCKET 3947 AT PAGE 635  
AFFECTS : THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT

5. A POSSIBLE EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES,  
IN FAVOR OF : MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
FOR : COMMUNICATION FACILITIES  
AS DISCLOSED BY : RESOLUTION NO. 8043  
EXECUTED BY : CITY OF TUCSON, A MUNICIPAL CORPORATION  
RECORDED IN : DOCKET 3939 AT PAGE 202  
AFFECTING : A 10 FOOT STRIP OF LAND MORE FULLY SET OUT IN SAID INSTRUMENT

NOTE: A SEARCH OF THE RECORDS REVEALS THAT NO EASEMENT WAS RECORDED.

6. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES, OBLIGATIONS AND EASEMENTS AS SET FORTH IN AN INSTRUMENT,  
RECORDED IN: DOCKET 6111 AT PAGE 1226

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN AMENDED BY AN INSTRUMENT  
RECORDED IN: DOCKET 7416 AT PAGE 704 AND 741

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN AMENDED BY AN INSTRUMENT  
RECORDED IN: DOCKET 7714 AT PAGE 1051 AND 1059

7. EASEMENTS AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.

8. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

9. UNRECORDED CONCESSION/LICENSE AGREEMENT AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES, NAMES HEREIN, FOR THE TERMS AND ON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED,  
TYPE OF AGREEMENT : FOOD AND BANQUET LICENSE AGREEMENT  
DATED : MARCH 18, 1981  
FIRST PARTY : CITY OF TUCSON  
SECOND PARTY : VOLUME SERVICE INCORPORATED, A DIVISION OF INTERSTATE UNITED CORPORATION  
TERM : 3 YEARS;  
AND AMENDED BY AND BETWEEN SAID PARTIES FOR THE PURPOSE OF EXTENDING THE TERM OF THE CONTRACT TO MARCH 18, 1987 BY INSTRUMENT DATED JULY 18, 1983

NOTE: THE PRESENT OWNERSHIP AND OTHER MATTERS AFFECTING THE INTEREST OF CONCESSIONEE/LICENSEE ARE NOT SHOWN HEREIN

10. ANY PRIVATE EASEMENTS OR RIGHTS OF WAY OVER, UNDER, ON OR ACROSS THAT CERTAIN ABANDONED JACKSON STREET, OCHOA; McCORMICK STREET; WOOD STREET; BLENMAN STREET; EL PASO STREET; MEYERS; MAIN AVENUE, COVENANT AVENUE AND ALLEYWAYS, RECORDED IN: DOCKET 4257 AT PAGE 723
11. ANY EASEMENTS NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND.
12. ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN BY AN INSPECTION OF SAID LAND AND BY SURVEY OF SAID LAND:  
DATED : JULY 8, 1986  
JOB NO. : 86-030  
SURVEYORS NAME : HARRY L. MYERS OF BLANTON AND COMPANY.

E-438908

A) THOSE ITEMS AFFECTING PARCEL NO. I AS FOLLOWS:

- 1) SANITARY SEWER LOCATED IN ABANDONED EL PASO AVENUE, DISCLOSED BY A MANHOLE COVER AT THE INTERSECTION WITH McCORMICK STREET (ABANDONED).
- 2) SANITARY SEWER LOCATED IN McCORMICK STREET (ABANDONED) DISCLOSED BY MANHOLE COVER ON WEST BOUNDARY LINE.
- 3) STORM DRAIN OPENING LOCATED ALONG THE SOUTH BOUNDARY LINE ADJACENT TO 14TH STREET JUST EAST OF THE EXIT TO THE PARKING LOT LOCATED ON PARCEL NO. I FOR THE PURPOSE OF DIVERTING WATER FROM ENTERING SAID LAND.
- 4) VARIOUS UNDERGROUND WATER LINES, CONTROL SYSTEM BOX FOR AN IRRIGATION SYSTEM LOCATED AT THE SOUTHEAST CORNER OF PARCEL NO. I, WHICH INDICATES SUB-SURFACE PIPES AND CONDUITS.
- 5) UNMARKED UTILITY BOX AND POLE, WITH NO SERVICE LINE, LOCATED ALONG THE SOUTH BOUNDARY OF PARCEL NO. 1, WEST OF THE INTERSECTION OF 14TH AVENUE AND ABANDONED EL PASO AVENUE.
- 6) AN UNDERGROUND 30" RCP STORM SEWER LOCATED IN OR NEAR EASEMENT 'G' AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION EVIDENCED BY AN OPEN PIPE LOCATED ALONG THE WESTERLY BOUNDARY OF PARCEL NO. 1 AND 15 INCH V.C.P. STORM SEWER 24" x 24" AREA INLET LOCATED NORTHEAST OF SAID OPEN PIPE AND A CATCH BASIN LOCATED IN OR NEAR THE WESTERLY RIGHT OF WAY LINE OF GRANADA AVENUE LOCATED ON THE EASTERLY BOUNDARY OF PARCEL NO. 1.
- 7) THE EXISTENCE OF A DOUBLE GATE CONNECTED TO POLES LOCATED ALONG THE WESTERLY PROPERTY LINE, WHICH INDICATES ACCESS BEING USED TO AND FROM SAID LAND TO A PARTIAL PAVED ROAD ON THE WEST (NOT DEDICATED).
- 8) VARIOUS LIGHT STANDARDS LOCATED THROUGHOUT PARCEL NO. 1, WHICH INDICATES UNDERGROUND ELECTRICAL LINES AND EVIDENCED BY A CONTROL BOX LOCATED NEAR AND SOUTH OF THE EASTERLY END OF EASEMENT 'G' SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- 9) UNDERGROUND STORM DRAIN LOCATED IN AN EAST-WEST DIRECTION IN OR NEAR EASEMENT 'F' AS SHOWN ON THE PLAT OF SAID SUBDIVISION DISCLOSED BY AN UNDERGROUND OPENING LOCATED ALONG THE WESTERLY BOUNDARY AND A CATCH BASIN AND 11.5 FOOT WIDE CONCRETE BOX CULVERT IN OR NEAR THE WESTERLY CURB OF GRANADA AVENUE RIGHT OF WAY AND THE EXISTENCE OF AN UNDERGROUND SANITARY SEWER LINE

FOLLOWING THE SAME DIRECTION EVIDENCED BY A SANITARY MANHOLE COVER LOCATED IN THE SOUTH BOUND RIGHT OF WAY OF GRANADA AVENUE AND A STORM SEWER MANHOLE LOCATED IN EASEMENT 'M' OF BLOCK 510 OF SAID SUBDIVISION NEAR THE WESTERLY BOUNDARY OF LOT 4.

B) THOSE ITEMS AFFECTING PARCEL NO. II, AS FOLLOWS:

- 1) THE EXISTENCE OF A POLE AND OVERHEAD LEAD IN WIRE FROM A POLE LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET NEAR THE SOUTHEAST CORNER OF PARCEL NO. II, WHICH APPEARS TO SERVICE A PHONE BOOTH LOCATED EAST OF THE POLE.
- 2) THE EXISTENCE OF A CATV MANHOLE COVER LOCATED IN THE SIDEWALK NEAR THE EAST WALL OF A BUILDING (ARENA BUILDING) WHICH SERVICES SAID BUILDING AND INDICATES UNDERGROUND TELEVISION CABLE LINE.  
NOTE: INQUIRY WITH McCAW CABLE COMMUNICATION OF TUCSON, INCORPORATED, AN ARIZONA CORPORATION DISCLOSES THEY HAVE UNDERGROUND LINES ENTERING PARCEL NO. II TO SERVICE SAID BUILDING FROM THE EAST FROM CHURCH AVENUE.
- 3) THE EXISTENCE OF VARIOUS GRATES LOCATED THROUGHOUT THE ENTIRE PARCEL NO. II DISCLOSING UNDERGROUND WATER PIPES AND VALVES, WHICH INDICATES SUBSURFACE PIPES.
- 4) THE EXISTENCE OF A COOLING TOWER, HEATING AND COOLING PLANT WITH RELATED APPURTENANCES LOCATED NEAR THE WEST BOUNDARY OF PARCEL NO. II, DISCLOSING UNDERGROUND PIPES (2 COLD WATER PIPES AND 2 HOT WATER PIPES) TRANSVERSING SAID LAND; ONE SERVICING PROPERTY TO THE EAST OF CHURCH AVENUE; ONE SERVICING A BUILDING (ARENA) TO THE EAST OF SAID PLANT; ONE SERVICING A BUILDING (MUSIC HALL) TO THE NORTH AND ONE SERVICING A BUILDING (LITTLE THEATRE) TO THE NORTHEAST OF SAID PLANT.
- 5) THE EXISTENCE OF VARIOUS LIGHT STANDARDS (CONTROL BOXES, ELECTRICAL CONDUIT PIPES, FIRE PROTECTION SYSTEM BOXES, RADIO ALARM BOXES, METERS, PHONE BOOTH(S) AND VOLTAGE BOXES) LOCATED THROUGHOUT PARCEL NO. II, WHICH INDICATES UNDERGROUND ELECTRICAL LINES.
- 6) THE EXISTENCE OF UNDERGROUND GAS LINE ENTERING PROPERTY FROM THE EAST FROM CHURCH AVENUE AND TERMINATING AT A GAS METER LOCATED AT THE NORTH WALL OF A BUILDING (LITTLE THEATRE) LOCATED NEAR THE NORTHEAST CORNER OF PARCEL NO. II.

- 7) THE EXISTENCE OF TWO UNDERGROUND GAS LINES ENTERING SAID LAND FROM THE WEST FROM GRANADA AVENUE TERMINATING AT A GAS METER LOCATED ALONG THE WEST WALL OF A BUILDING (MUSIC HALL) LOCATED NEAR THE NORTHWEST CORNER OF PARCEL NO. II AND ONE SERVICING LOTS 2 AND 3 OF BLOCK 510.
- 8) THE EXISTENCE OF POWER AND VOLTAGE BOXES, GAS METERS, WATER METERS, ELECTRIC CONDUITS, TRANSFORMERS, A GASOLINE PUMP LOCATED WITHIN THE "PLANT AREA" WEST OF A BUILDING (ARENA), SOUTH OF A PEDESTRIAN BRIDGE AND NORTH OF AN EXISTING PARKING LOT AND EAST OF GRANADA AVENUE WHICH INDICATES THE EXISTENCE OF VARIOUS UNDERGROUND LINES AND STRUCTURES SERVICING PARCEL NO. II.
- 9) RIGHTS OF THE PUBLIC IN AND TO THE USE OF AREAS SHOWN ON SAID SURVEY NOT BEING OCCUPIED BY IMPROVEMENTS OR RESTRICTED FROM ACCESS; INCLUDING BUT NOT LIMITED TO LOTS 2 AND 3 OF SAID SUBDIVISION AND THOSE AREAS EXCLUDED BY AN EASEMENT AS SHOWN ON SAID PLAT.
- 10) THE EXISTENCE OF A GRATE LOCATED EAST OF THE EAST WALL OF A BUILDING (LITTLE THEATRE) AND A GRATE LOCATED EAST OF A RETAINING WALL JUST EAST OF FIRST GRATE, WHICH INDICATES POSSIBLE UNDERGROUND STORM DRAIN OR FLOWAGE OF WATER IN AN EAST-WEST DIRECTION.
- 11) THE EXISTENCE OF TELEPHONE MANHOLE LOCATED WITHIN A DRIVEWALK EAST OF A BUILDING (LITTLE THEATRE) NEAR THE EAST PROPERTY LINE, WHICH INDICATES UNDERGROUND LINES.
- 12) THE EXISTENCE OF A BLOCK WALL ENCLOSING AN ELECTRICAL VAULT LOCATED ON LOT 1 OF BLOCK 510 WHICH ENCROACHES ONTO PARCEL NO. II ALONG THE NORTH LINE NEAR THE SOUTHEAST CORNER OF DEDICATED STREET KNOWN AS CARLOS ARRUZA (FORMERLY ROCK PLACE) AND ONTO THE EASEMENT RECORDED IN DOCKET 3939 AT PAGE 202 SHOWN AS EXCEPTION NO. 5
- 13) AN ENCROACHMENT OF IMPROVEMENTS LOCATED IN SAID LAND, DISCLOSED BY A SURVEY OR INSPECTION, ON THE EASEMENT SHOWN AS EXCEPTION NO. 7, CONSISTING OF:
  - A) LANDSCAPING WALL SIGN AND DRINKING FOUNTAIN (AFFECTS EASEMENTS 'P' & 'N')
  - B) LANDSCAPING WALL AND RETAINING WALL FOR A BUILDING (LITTLE THEATRE) (AFFECTS EASEMENT 'N')
  - C) FOUNTAIN, WALL AND CHLORINE GAS BOX BUILDING (AFFECTS EASEMENT 'N')
  - D) RETAINING WALL OF A BUILDING (ARENA) AND CONCRETE "PEDESTRIAN" BRIDGE NEAR THE NORTHWEST CORNER OF SAID BUILDING AND WEST OF THE BUILDING (AFFECTS THE PEDESTRIAN WALL EASEMENT)

- E) LANDSCAPING RETAINING WALL(S) LOCATED NORTH OF A BUILDING (ARENA) (AFFECTS THE PEDESTRIAN WALL EASEMENT)
  - F) ENCROACHMENT OF AN ELEVATED CONCRETE "PEDESTRIAN" BRIDGE AND PILLAR SUPPORTS ONTO GRANADA AVENUE RIGHT OF WAY (DEDICATED)
- 14) THE EXISTENCE OF GRATE LOCATED AT THE BOTTOM STEPS AND SOUTH ENTRANCE AND EXIT TO BUILDING (ARENA) WHICH INDICATES UNDERGROUND STORM DRAIN ACROSS PARCEL NO. II.
- C) THOSE ITEMS AFFECTING PARCEL NOS. III AND IV, AS FOLLOWS:
- 1) RIGHTS OF THE PUBLIC IN AND TO THAT CERTAIN ELEVATED PEDESTRIAN WALKWAY (BRIDGE) BEING USED AS ACCESS TO AND FROM PARCEL NO. I AND II.
  - 2) THE EXISTENCE OF AN ELECTRICAL CONDUIT PIPE LOCATED ON THE UNDERNEATH SIDE OF THE PEDESTRIAN BRIDGE WHICH INDICATES ELECTRICAL SERVICE FOR PARCELS I AND II.

END OF SCHEDULE B. PART 1.

POLICY NUMBER

SCHEDULE B CONTINUED

PART TWO

IN ADDITION TO THE MATTERS SET FORTH IN PART ONE OF THIS SCHEDULE, THE TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE A IS SUBJECT TO THE FOLLOWING MATTERS, IF ANY BE SHOWN, BUT THE COMPANY INSURES THAT SUCH MATTERS ARE SUBORDINATE TO THE LIEN OR CHARGE OF THE INSURED MORTGAGE UPON SAID ESTATE OR INTEREST:

13. AN UNRECORDED LEASE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERMS AND ON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED,

TYPE OF LEASE : GROUND LEASE  
DATED : DECEMBER 1, 1985  
LESSOR : TUCSON LOCAL DEVELOPMENT CORPORATION OF  
TUCSON, ARIZONA, AN ARIZONA NON-PROFIT  
CORPORATION  
LESSEE : CITY OF TUCSON, A MUNICIPAL CORPORATION  
TERM : DECEMBER 1, 1985 TO JUNE 30, 1986  
DISCLOSED BY : MEMORANDUM OF LEASE RECORDED DECEMBER 27,  
1985 IN DOCKET 7689 AT PAGE 1169

SAID LEASE WAS AMENDED BY FIRST AMENDMENT TO LEASE TO INCORPORATE ADDITIONAL PROPERTY AS SET FORTH IN PARAGRAPH 4 OF SCHEDULE A HEREIN,

DATED : AUGUST 1, 1986  
FIRST PARTY : TUCSON LOCAL DEVELOPMENT CORPORATION OF  
TUCSON, ARIZONA, AN ARIZONA NON-PROFIT  
CORPORATION  
SECOND PARTY : CITY OF TUCSON, A MUNICIPAL CORPORATION  
RECORDED : \_\_\_\_\_IN DOCKET\_\_AT PAGE\_\_

SAID LEASE, AMONG OTHER THINGS, PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF YEAR TO YEAR NOT TO EXCEED SEPTEMBER 30, 1987.

SAID LEASE, AMONG OTHER THINGS, PROVIDES FOR AN OPTION TO PURCHASE SAID LAND.

NOTE: PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

NOTE: COVERS MORE PROPERTY.

END OF SCHEDULE B PART II.



ORDER NUMBER B-4389Q8-U

REQUIREMENTS

1. RECORD A DEED FROM TUCSON COMMUNITY CENTER AUTHORITY, INC., AN ARIZONA NON-PROFIT CORPORATION TO CITY OF TUCSON, A MUNICIPAL CORPORATION, PURSUANT TO THE TERMS AND CONDITIONS OF:

AN AGREEMENT FOR SALE OF REAL ESTATE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN,

DATED : JUNE 26, 1972

VENDOR : TUCSON COMMUNITY CENTER AUTHORITY, INC., AN  
ARIZONA NON-PROFIT CORPORATION

VENDEE : CITY OF TUCSON, A MUNICIPAL CORPORATION

RECORDED : JUNE 27, 1972 IN DOCKET 4281 AT PAGE 293

COVERING THE IMPROVEMENTS ON THE LAND DESCRIBED IN PARAGRAPH 4 OF SCHEDULE A HEREIN, WITH OTHER PROPERTY.

2. FURNISH A CERTIFIED COPY OF AN ORDINANCE-RESOLUTION BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF TUCSON, A MUNICIPAL CORPORATION AUTHORIZING AND DIRECTING THE CITY OF TUCSON, A MUNICIPAL CORPORATION, AS TRUSTEE IN TRUST FOR THE PUBLIC TO CREATE PARCELS III AND IV, AS DESCRIBED IN PARAGRAPH 4 OF SCHEDULE A HEREIN.
3. FURNISH A CERTIFIED COPY OF AN ORDINANCE-RESOLUTION BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF TUCSON, A MUNICIPAL CORPORATION, AUTHORIZING AND DIRECTING SALE AND CONVEYANCE AND LEASE BACK OF THE LAND DESCRIBED HEREIN.
4. RECORD AN EASEMENT CREATING PARCELS III AND IV FROM CITY OF TUCSON, A MUNICIPAL CORPORATION, AS TRUSTEE IN TRUST FOR THE PUBLIC TO TUCSON LOCAL DEVELOPMENT CORPORATION OF TUCSON, ARIZONA, AN ARIZONA NON-PROFIT CORPORATION.
5. RECORD DEED FROM CITY OF TUCSON, A MUNICIPAL CORPORATION TO TUCSON LOCAL DEVELOPMENT CORPORATION OF TUCSON, ARIZONA, AN ARIZONA NON-PROFIT CORPORATION. EXEMPT UNDER 42-1614, A-3 A.R.S.
6. RECORD MODIFICATION AGREEMENT TO DEED OF TRUST AS SHOWN IN PARAGRAPH 3 OF SCHEDULE A HEREIN.

7. RECORD MODIFICATION OF UNRECORDED LEASE AS SHOWN IN EXCEPTION NO. 13 OF PART II OF SCHEDULE B.
8. THE RIGHT IS RESERVED TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON RECEIPT AND REVIEW OF THE CLOSING DOCUMENTS ADDITIONAL MATTERS SUBMITTED.

NOTE: TAXES FOR THE YEAR 1985 ARE FULLY EXEMPT UNDER TAX CODE  
PARCEL NUMBERS:

117-20-016C-5

117-20-022A-4

117-20-0230-8

END OF REQUIREMENT PAGE

6245 E. BROADWAY

P. O. BOX 26200

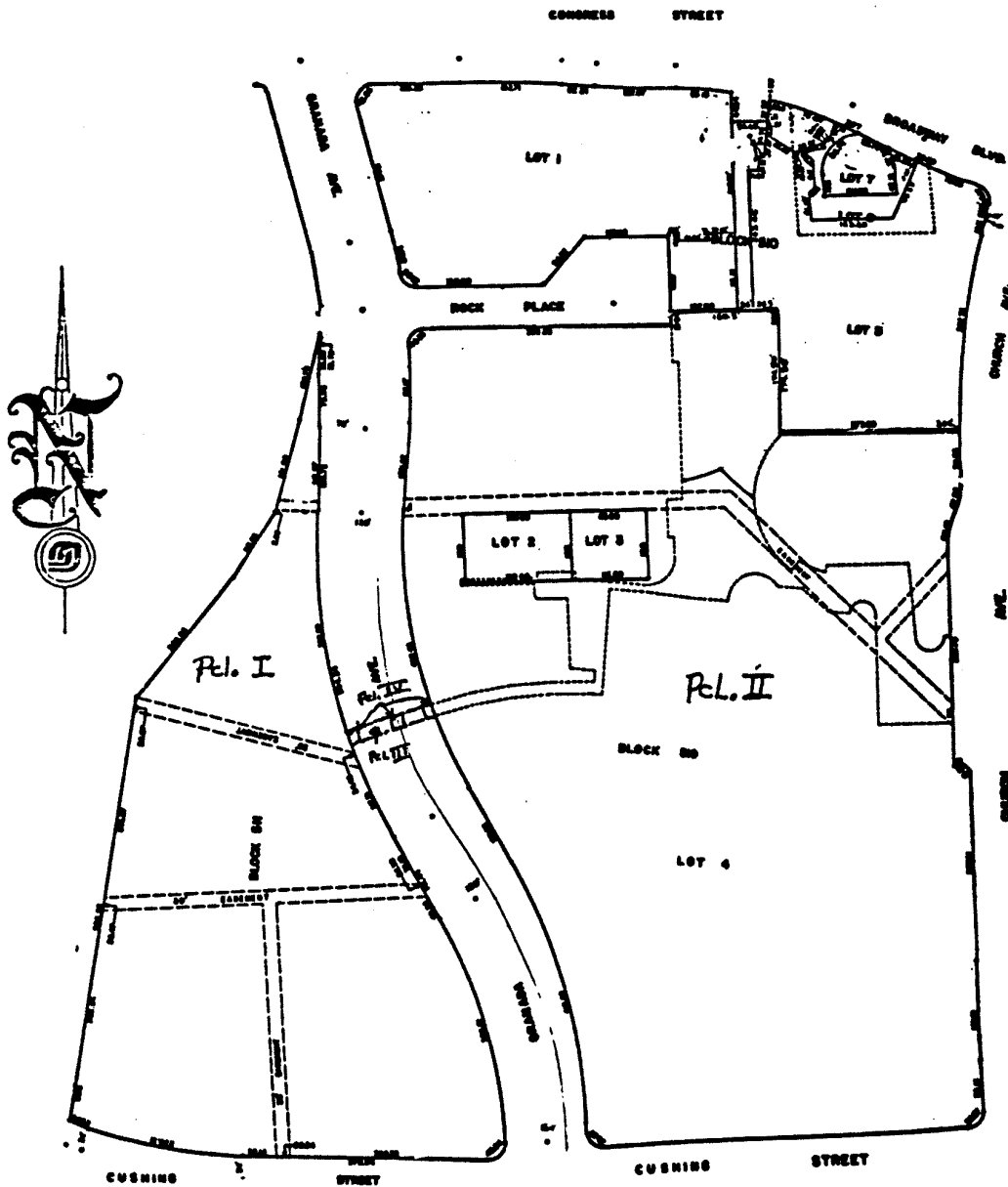


FICOR TITLE INSURANCE

TUCSON, ARIZ. 85726

TELEPHONE 747-7373

PUEBLO CENTER  
20/83



This plat is furnished as a courtesy and is for information only.  
It is not a survey and no liability is assumed as to its accuracy.

APPENDIX C

BIBLIOGRAPHY

1. Inner City Revitalization Study, adopted 1974
2. Plan for Downtown Tucson, 1978
3. Old Pueblo South Community Plan, 1979
4. Rio Nuevo-Downtown West Component, 1979
5. Downtown Tucson Planning and Development Guide. Prepared by Planning Department, City of Tucson, Arizona
6. Tucson Community Center Architectural Program. Prepared by Anderson DeBartolo Pan, Inc.
8. I-10 Study Phase 2: Analysis of Long Range Alternatives. Prepared by Pima Association of Governments
9. Streetscape Master Plan for Downtown Tucson. Prepared by Lifezones Corporation.